



COMMERCIAL
REAL ESTATE
the sign of a profitable property



RETAIL & MEDICAL SPACE AVAILABLE IN GRANADA HILLS

10700 Balboa Avenue, Granada Hills, CA 91344



ARMEN TCHAPANIAN
(818) 697-9362 | armen@illicre.com
DRE#02041876

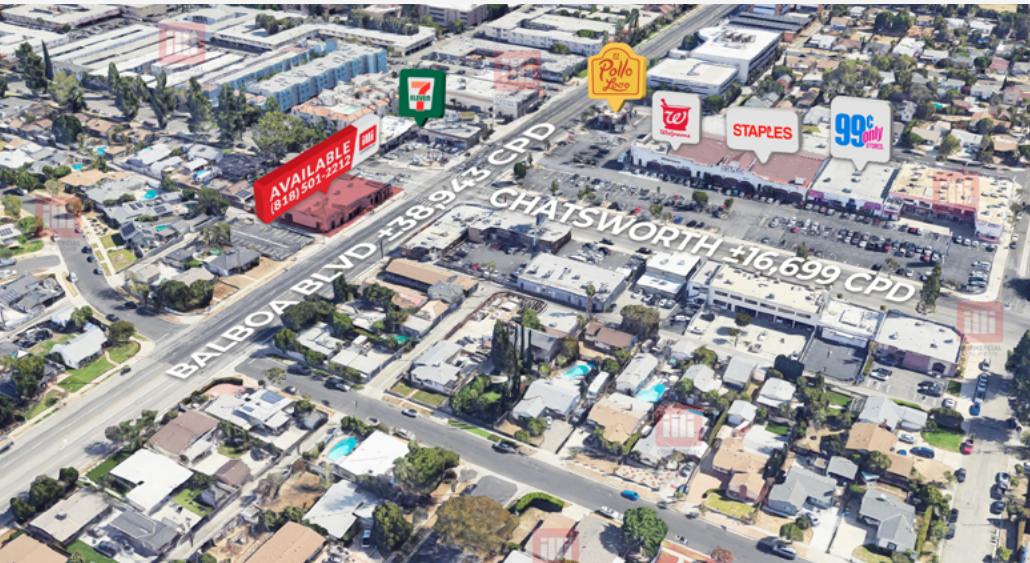
TODD NATHANSON
(818) 514-2204 | todd@illicre.com
DRE#00923779



RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

PROPERTY FEATURES

10700 Balboa Avenue, Granada Hills, CA 91344



APPROX. 1,084 SF

RETAIL AND MEDICAL SPACES AVAILABLE

- ✓ Private and gated 34 parking spaces
- ✓ Prominent signage
- ✓ Never previously occupied
- ✓ High ceilings
- ✓ Private restrooms

AREA AMENITIES

- ✓ Near the 118 and 405 Freeways
- ✓ Located in prime Granada Hills
- ✓ Close to Granada Charter and John F. Kennedy High School
- ✓ High daytime traffic counts

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	22,215	155,581	528,365
Avg. HH Income	\$111,646	\$117,807	\$99,277
Daytime Pop	18,494	128,535	427,851
Traffic Count	± 55,642 CPD ON CHATSWORTH ST & BALBOA BLVD		

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GRANADA HILLS, CA

INTERIOR PHOTOS

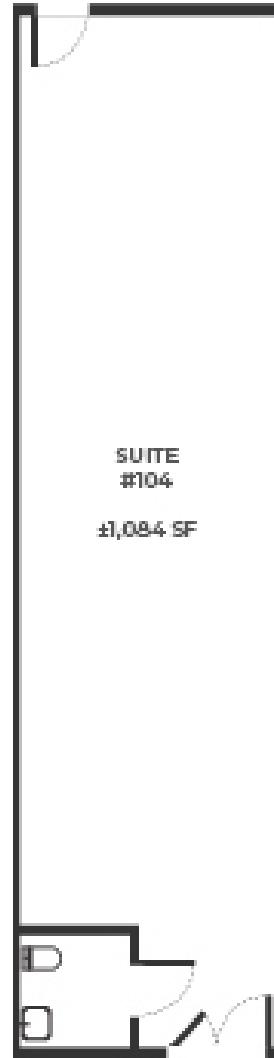
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RETAIL & MEDICAL SPACES
GRANADA HILLS, CA

FLOOR PLAN

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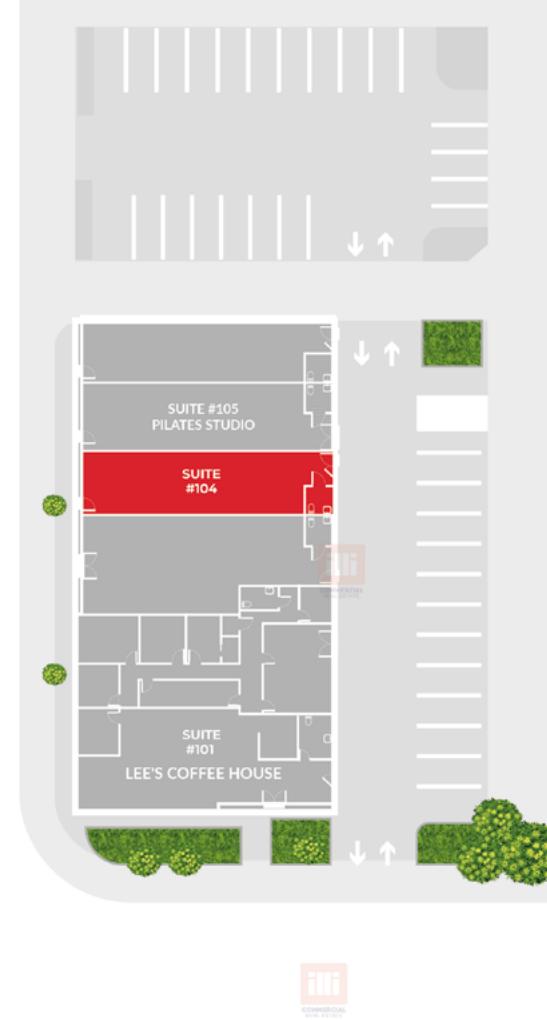


Measurements are approximate only, and Broker does not guarantee their accuracy. Tenants are subject to change, and Broker makes no representation written or implied that the feature tenants will be occupying the space throughout the duration of the Lessee's tenancy. Lessee is to conduct their own due diligence before signing any formal agreements.

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SITE PLAN

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CHATSWORTH ST

CHATSWORTH ST

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Michaels

Staples



99¢ Only



DRESS FOR LESS



HomeGoods

TRADE JOE'S

GRANADA HILLS
CHARTER



T.J.maxx



Ralphs

SPROUTS
FARMERS MARKET

AERIAL MAP



**COMMERCIAL
REAL ESTATE**

ARMEN TCHAPANIAN
ASSOCIATE

(818) 697-9362 | armen@illicre.com
DRE#02041876

TODD NATHANSON
PRESIDENT

(818) 514-2204 | todd@illicre.com
DRE#00923779



5990 SEPULVEDA BLVD., STE. 600 | SHERMAN OAKS, CA 91411 | 818.501.2212/PHONE | www.illicre.com | DRE #01834124

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